Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$752,000	Pro	perty Type	Jnit		Suburb	Heathmont
Period - From	01/04/2021	to	30/06/2021	9	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	28 Great Ryrie St RINGWOOD 3134	\$880,000	22/05/2021
2	1/21 Wainui Av HEATHMONT 3135	\$820,000	01/09/2021
3	1/1 Tooronga Rd RINGWOOD EAST 3135	\$820,000	09/09/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/10/2021 15:59



Date of sale







Property Type: Divorce/Estate/Family Transfers **Agent Comments**

Indicative Selling Price \$790,000 - \$865,000 **Median Unit Price** June quarter 2021: \$752,000

Comparable Properties



28 Great Ryrie St RINGWOOD 3134 (REI/VG)



Price: \$880,000 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 381 sqm approx

Agent Comments



1/21 Wainui Av HEATHMONT 3135 (REI)





Price: \$820,000 Method: Private Sale Date: 01/09/2021 Property Type: Unit

Land Size: 345 sqm approx

Agent Comments



1/1 Tooronga Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$820.000 Method: Private Sale Date: 09/09/2021 Property Type: House Land Size: 318 sqm approx

Account - Philip Webb





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